

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**August 1, 2006
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.ci.rocklin.ca.us)**

- 1. Meeting Called to Order at 6:30 p.m.**
- 2. Pledge of Allegiance was lead by Commissioner Menth.**
- 3. Roll Call**

Commissioner Sully, Chairwoman
Commissioner Coleman, Vice Chairman, *Absent w/cause*
Commissioner Menth
Commissioner Shirhall, *Absent w/cause*
Commissioner Weibert

Others Present:

Terry Richardson, Community Development Director
Bret Finning, Associate Planner
Crystal Hodgeson, Assistant City Attorney
Dara Dungworth, Associate Planner
Laura Webster, Senior Planner
Larry Wing, City Engineer
Terry Stemple, Planning Commission Secretary

About 10 others

- 4. Correspondence - *None***
- 5. Citizens Addressing the Commission on Non Agenda Items - *None***

Scheduled Items:

- 6. WHITNEY RANCH UNIT 22 PUBLIC HEARING
TENTATIVE SUBDIVISION MAP (SD-2005-02)
USE PERMIT (U-2005-02), DESIGN REVIEW (DR-2005-03)
JOHN LAING HOMES**

The applicant is requesting approval of a use permit, tentative subdivision map and design review to allow the construction of a 161-unit condominium project on a 10.33-acre portion of an 11.45-acre site. 1.12 acres will be created as an open space parcel. The use permit is necessary to allow the construction of a building greater than 30 feet in height.

The subject property is located on the southeast corner of Wildcat Boulevard and Whitney Ranch Parkway in North West Rocklin. APN# 017-176-001.



The property is zoned Planned Development, 20 units per acre (PD-20). The General Plan designation is High Density Residential (HDR).

The proposed project is considered to be a residential project pursuant to a specific plan, the Northwest Rocklin Annexation General Development Plan. According to CEQA Guidelines Section 15182, where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan.

The applicant is John Laing Homes. The property owner is Sunset Ranchos Investors, LLC.

Laura Webster present the staff report.

The Commission had questions for Staff regarding the following:

1. Applicant's reasons for continuance request.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

On a motion by Commissioner Menth and seconded by Commissioner Weibert, the Whitney Ranch Lot 22 project was continued off calendar.

Roll Call Vote:

AYES:	Menth, Weibert & Sully
NOES:	None
ABSENT:	Coleman & Shirhall
ABSTAIN:	None

Motion carried: 3/0

**7. WHITNEY RANCH LOT 1
TENTATIVE PARCEL MAP, DL-2006-04
G. C. WALLACE OF CALIFORNIA**

PUBLIC HEARING

An application to split Lot 1 of Whitney Ranch Large Lot Subdivision into two (2) new parcels.

The subject property is located on the westerly side of Wildcat Boulevard in the general vicinity of the intersection of Wildcat Boulevard and Bridlewood Drive. APN# 017-171-004.

The property is zoned Planned Development/Business Professional. The General Plan designation is Business Professional.

The Environmental Impact Report for the North West Rocklin Annexation, of which this project is a portion, was certified via City council Resolution No. 2002-230. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) the city of Rocklin has determined that the previously approved Environmental Impact Report sufficiently addressed the potential impacts of this subsequent development and, therefore, no additional environmental documentation is required. A copy of the Resolution certifying the Environmental Impact Report is available for review in the Planning Department Offices.



The applicant is G. C. Wallace of California. The property owners Newland Communities/Sunset Ranchos Investors, LLC.

The applicant is Jackson Construction. The property owner is Jackson II, LLC.

Dara Dungworth presented the staff report.

The Commission had no questions for staff.

Applicant, Gale Wilde, Newland Communities, Sunset Ranchos Investors, addressed the Commission and stated they agree with Staff's recommendations.

The Commission had no questions for the Applicant.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Menth supports staff's recommendations.

Commissioner Weibert also supports the project.

Commissioner Sully agrees with the other Commissioner's and supports the project.

On a motion by Commissioner Weibert and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Whitney Ranch Lot 1 Parcel Map / DL-2006-04) was approved by the following vote.

Roll Call Vote:

AYES:	Weibert, Menth & Sully
NOES:	None
ABSENT:	Coleman & Shirhall
ABSTAIN:	None

Motion carried: 3/0

On a motion by Commissioner Weibert and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP (Whitney Ranch Lot 1 Parcel Map / DL-2006-04) was approved by the following vote:

Roll Call Vote:

AYES:	Weibert, Menth & Sully
NOES:	None
ABSENT:	Coleman & Shirhall
ABSTAIN:	None

Motion carried: 3/0

8. T-MOBILE SIERRA COLLEGE BLVD.

PUBLIC HEARING



**DESIGN REVIEW, DR-2006-09
CONDITIONAL USE PERMIT, U-2006-05
T-MOBILE**

This application is a request for approval of design review and conditional use permit entitlements to allow a second wireless communications provider to locate on the existing pole antenna at the Sierra College Baptist Church, including mounting additional antennas on the existing pole and new ground mounted base equipment.

This subject property is located at the Sierra College Baptist Church, 4800 Sierra College Boulevard Road. APN# 045-052-018.

The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (RC).

This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 – New Construction or Conversion of Small Structures.

The applicant is T-Mobile. The property owner is Sierra College Baptist Church.

Dara Dungworth presented the staff report and mentioned that a blue memo was distributed prior to the start of the meeting.

The Commission had questions for staff regarding the following:

1. Clarification of the original approved conditions from Placer County.
2. Who is responsible for the repairs to the redwood fencing?

Applicant, John Yu, 1755 Creekside Oaks Drive, Sacramento, addressed the Commission on the project and Staff's concerns. He mentioned that a representative from the church is present to address the landscaping issues. He stated that they can comply with conditions 1, 2 & 4. They have issues with condition regarding landscaping.

Gary Charris, 7705 Logan Lane, Penryn, representing Sierra College Baptist Church stated that the church does not have any interest in providing an easement for landscaping or water to the project. He explained that the property is being sold. He stated that they do not agree with the redwood fence condition. He also stated that their contract with the primary cell tower lessee says chain link fencing will be used around the ground equipment.

John Yu stated that they agree with the property owner on the landscaping and cannot comply with the revised condition #3 on the blue memo regarding the 10 foot reduction on all sides of the compound area.

The Commission had no questions for the Applicant.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

The Commission had questions for Staff regarding the following:

1. City's awareness of contractual condition between the church and Cingular Wireless regarding the chain link fencing.



Commissioner Sully stated she has some concerns with approving this project without the landscaping and fencing. She asked staff if in the future we could condition new property owner to landscape the site.

Terry Richardson addressed Commissioner Sully's questions and concerns regarding the landscaping. He offered some suggestions on how to get water to the site to maintain landscaping.

Commissioner Menth stated there are too many vagaries and conflicts. He does not support the project as presented tonight.

Commissioner Weibert concurs with Commissioner Menth's comments and would suggest a continuance and would not support the project tonight. She stated that she is concerned putting up a solid redwood fence without landscaping would detract rather than provide a positive visual look. She also has a concern with who would oversee that the landscaping is maintained.

Commissioner Sully clarified with the other two Commissioners that the continuance idea would be for the applicant and the church to work something out and then come back.

The Commission asked the applicant if they would want a continuance or a denial tonight.

The applicant stated that they would like the opportunity for a continuance. However, he stated that the property owner is not in favor of landscaping which eliminates condition number 3 as it is written right now.

A discussion ensued between the applicant and the Commission regarding the landscaping condition issues and whether or not the applicant preferred the continuance or a denial on the project tonight.

On a motion by Commissioner Weibert and seconded by Commissioner Menth, the T-Mobile Sierra College Blvd. project was continued to the September 19, 2006 meeting.

Roll Call Vote:

AYES:	Weibert, Menth & Sully
NOES:	None
ABSENT:	Coleman & Shirhall
ABSTAIN:	None

Motion carried: 3/0

**9. HARLEY DAVIDSON OF ROCKLIN
SUBSTANTIAL COMPLIANCE
SIGN DESIGN**

PUBLIC HEARING

Request to approve Design Compliance of the Sign Program for the Harley Davidson of Rocklin. The subject property is located at 4361 Granite Drive. APN:045-020-092

Bret Finning present the staff report.

The Commission had no questions for staff.

Applicant, Vick Cadera, Loomis addressed the Commission and offered to answer any questions.



The Commission had questions for the Applicant regarding the following:

1. The reason for the sign change

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Weibert likes the proposed sign and supports it.

Commissioner Menth stated that the sign is borderline art and approves it.

Commissioner Sully thinks it is a very handsome sign and also supports it.

On a motion by Commissioner Menth and seconded by Commissioner Weibert, the Harley Davidson sign is found to be in compliance.

Roll Call Vote:

AYES: Weibert, Menth & Sully

NOES: None

ABSENT: Coleman & Shirhall

ABSTAIN: None

Motion carried: 3/0

10. Discussion

1. U-Haul situation

11. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at regularly scheduled
meeting of August 15, 2006.*

